

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

24 PREBLE STREET PROPERTIES LLC

Located at

24 PREBLE ST

PERMIT ID: 2017-00164

ISSUE DATE: 04/28/2017

CBL: 037 F007001

has permission to **Expand existing bar with food service into rear of 1st floor - new interior - bathrooms, bar, small kitchen, arcade area and lounge (Arcadia National Bar)**

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 hour notice is required.	A final inspection must be completed before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.
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/s/ Jason Grant

/s/ Brian Stephens

Fire Official

Building Official

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
THERE IS A PENALTY FOR REMOVING THIS CARD**

Approved Property Use - Zoning

1st floor - drinking establishment with food service

Building Inspections

Use Group: A2 **Type:** 3B
Assembly - Drinking establishment with arcade
Occupant Load = 168
Sprinkled
First Floor
MUBEC/IBC-2009

Fire Department

Classification:
Assembly
ENTIRE
NFPA 101 CH# 13

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703
or email: buildinginspections@portlandmaine.gov

**Check the Status of Permit or Schedule an Inspection at
<http://www.portlandmaine.gov/planning/permitstatus.asp>**

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspections Division for the inspections listed below. Appointments must be requested 48 to 72 hours in advance. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that are attached to this permit.**
- **Permits expire in 6 months if the project is not started or ceases for 6 months.**
- **If the inspection requirements below are not followed, then additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**
- **Per Section 107.3.1 of the Maine Uniform Building and Energy Code (MUBEC), one set of printed approved stamped construction documents will be kept at the site of work and open to inspection by building officials.**

REQUIRED INSPECTIONS:

Close-in Plumbing/Framing w/Fire & Draft Stopping

Electrical Close-in w/Fire & Draftstopping

Certificate of Occupancy/Final Inspection

Final - Fire

Above Ceiling Inspection

Final - Electric

The project cannot move to the next phase prior to the required inspection and approval to continue.

If the permit requires a certificate of occupancy, it must be paid and issued to the owner or designee before the space may be occupied.

City of Portland, Maine - Building or Use Permit		Permit No: 2017-00164	Date Applied For: 02/03/2017	CBL: 037 F007001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: 1st Floor - Drinking establishment with food service		Proposed Project Description: Expand existing bar with food service into rear of 1st floor - new interior - bathrooms, bar, small kitchen, arcade area and lounge (Arcadia National Bar)		
Dept: Historic	Status: Approved w/Conditions	Reviewer: Robert Wiener	Approval Date: 04/24/2017	
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) Final tile selection - in the medium grey palette - to be reviewed and approved by HP staff once final choice is made, prior to installation.				
2) Approved plans are reflected in the elevation dated 3/31/17, with revised lighting and railing details.				
Dept: Zoning	Status: Approved w/Conditions	Reviewer: Ann Machado	Approval Date: 02/15/2017	
Note: B-3 zone, historic		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.				
2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				
3) This property is located in the Pedestrian Activities District (PAD) which regulates first floor uses to retail -like and other uses as listed in section 14-217(b)(1). The front windows shall not be blocked or have curtains that block out visibility from the sidewalk. Your use(s) shall not change without review and approval PRIOR to implementation				
4) With the issuance of this permit and the certificate of occupancy, the use of the first floor shall remain as a drinking establishment with food service. Any change of use shall require a separate permit application for review and approval.				
5) Separate permits shall be required for any new signage.				
Dept: Building Inspecti	Status: Approved w/Conditions	Reviewer: Brian Stephens	Approval Date: 04/24/2017	
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) Approval of City license is subject to health inspections per the Food Code.				
2) This permit is approved based upon information provided by the applicant or design professional. Any deviation from the final approved plans requires separate review and approval prior to work.				
3) Seating layout of tables and chairs shall allow for the required aisle width and spacing for Exit Access per IBC Sec. 1017.				
4) Approval is subject to compliance with City and State Food Codes. It is strongly advised to contact the Health Inspector for approval of the kitchen/bar design compliance prior to commencing work in earnest.				
5) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems, fire suppression and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.				
6) Penetrations in or through fire resistance rated assemblies shall be protected by an approved penetration firestop system installed as tested in accordance with ASTM E814 or UL 1479. Design specification cut sheets shall be submitted in electronic format for review and approval for each penetrating item prior to these inspections.				
7) This project includes alterations that Maine state law requires for compliance with the 2010 ADA Standards for Accessible Design.				
Dept: Engineering DPS	Status: Approved w/Conditions	Reviewer: Rachel Smith	Approval Date: 04/28/2017	
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				

PERMIT ID: 2017-00164

Located at: 24 PREBLE ST

CBL: 037 F007001

